

Board of Zoning Appeals

Public Notice



PUBLIC NOTICE

Meeting Location

The City of Greenville Board of Zoning Appeals will hold an **in-person** Public Hearing for the following items on **Thursday, July 8th, 2021 at 4:00 PM at the Greenville Convention Center at 1 Exposition Drive**. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may also view the meeting at the following web address:

[HTTPS://WWW.GREENVILLESC.GOV/1694/ONLINE-MEETINGS](https://www.greenvillesc.gov/1694/online-meetings)

The City of Greenville Board of Zoning Appeals will hold a Public Hearing on **Thursday, July 8th, 2021 at 4:00 PM**, for the purpose of considering the following Applications:

NEW BUSINESS

A. S 21-452

Application by Michelle Kilcoyne for a **SPECIAL EXCEPTION** to establish a hotel use (short-term rental) at **404 PETTIGRU ST.** (TM# 004500-01-00500).

Documents:

[PUBLIC NOTICE PACKET - S 21-452 - 404 PETTIGRU ST. - SHORT TERM RENTAL- HOTEL.PDF](#)

B. S 21-455

Application by Jeff Tomascak dba Formula One Investments, LLC for a **SPECIAL EXCEPTION** to establish an automobile sales and automobile service use at **2750 LAURENS RD.** (TM# 027200-01-00800).

Documents:

[PUBLIC NOTICE PACKET - S 21-455 - 2750 LAURENS RD. - AUTO SALES AND SERVICE.PDF](#)

Documents relating to these applications are available for review online at greenvillesc.gov. You may contact the Planning & Development Office at (864) 467-4476 for more information.

You will have the opportunity to voice your comments at the Public Hearing. Written comments may be mailed to Planning & Development Office, PO Box 2207, Greenville, SC 29602 or emailed to planning@greenvillesc.gov. Comments received by Monday before the hearing will be forwarded ahead to the Board. Comments received after Monday will be provided to the Board at the hearing. Please reference the application number and include your name and address on all correspondence. All written comments will be made part of the public record.

In some cases, the Applicant may be required as part of the application process to hold a neighborhood meeting before the application is heard by the Board. Property owners within 500' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500' may also request a meeting. Contact the Planning and Development Office for further information.

The criteria for the Board's Decision are established in the Land Management Ordinance (Chapter 19) of the City Code. A Staff Report will provide an analysis of the Applicant's request with regard to its context, any related City plans and ordinances, and the specific decision criteria. Staff will present its conclusion to the Board on whether the request satisfies the criteria and may recommend stipulations to the Board for its consideration in granting the request. The criteria for granting Special Exceptions and Variances may be found in Sections 19-2.3.5 and 19-2.3.7, respectively (Code of Ordinances, www.greenvillesc.gov).

The Board will usually vote to grant or deny an application immediately after it considers the evidence and public testimony; however, it may decide to continue the hearing or postpone deliberation to a future date. After the Board votes to grant or deny an application, Staff will prepare a written Decision for mailing to the Applicant. Anyone having a substantial interest affected by the Decision may appeal to the Greenville County Circuit Court within thirty (30) days of the mailing of the Decision.



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: _____

* _____ Name _____ Title / Organization _____
permit may be limited to this entity. _____

APPLICANT'S REPRESENTATIVE: _____

(Optional) _____ Name _____ Title / Organization _____

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

PROPERTY OWNER: _____

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

PROPERTY INFORMATION

STREET ADDRESS: _____

TAX PARCEL #: _____ ACREAGE: _____ ZONING DESIGNATION: _____

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE: _____

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

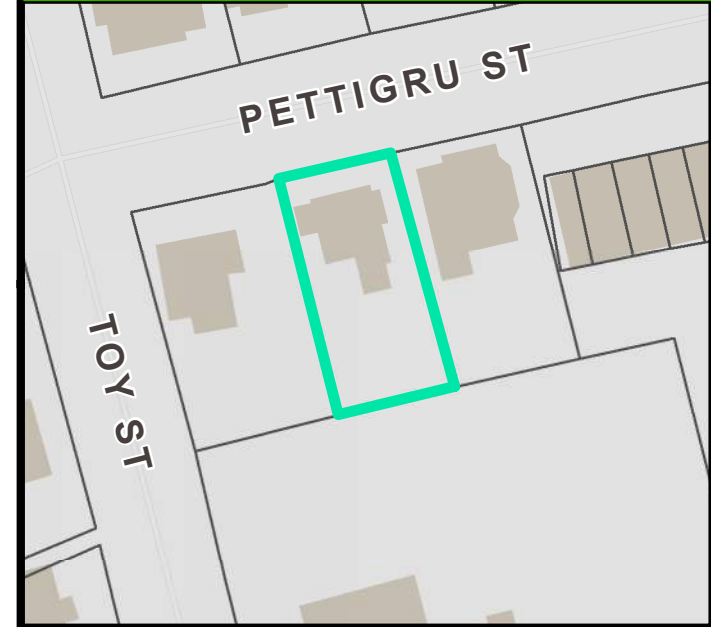
4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

S 21-452 • 404 PETTIGRU ST

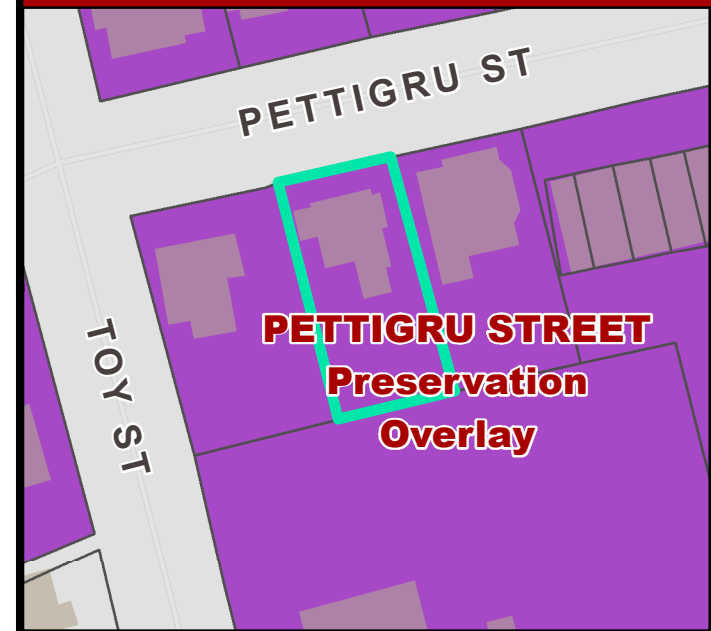
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

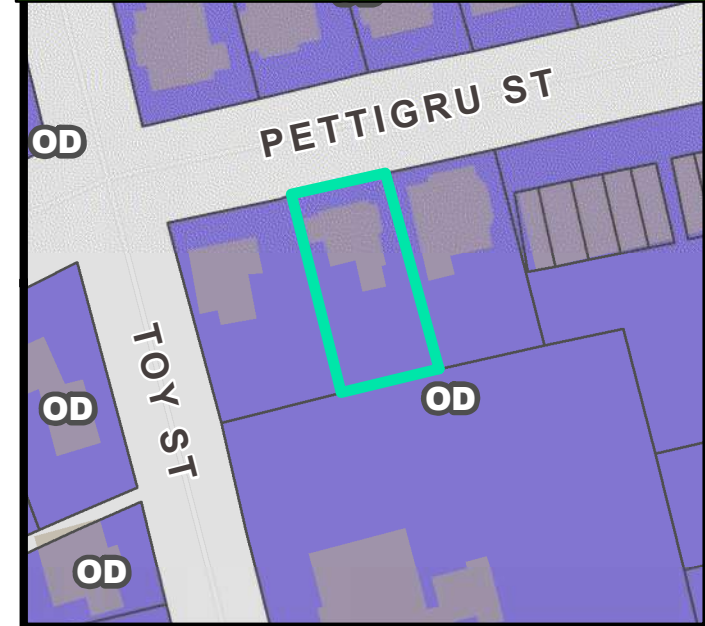


S 21-452 • 404 PETTIGRU ST

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE





Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE: JEFF TOMASCAK MANAGING MBR FORMULA ONE INVESTMENTS, LLC

Name Title / Organization
permit may be limited to this entity. FORMULA ONE INVESTMENTS, LLC DBA FORMULA IMPORTS

APPLICANT'S REPRESENTATIVE:
(Optional) Name Title / Organization

MAILING ADDRESS: 7511 EAST INDEPENDENCE BLVD CHARLOTTE NC 28227

PHONE: 704-577-9650 EMAIL: jeff@formulaoneimports.com

PROPERTY OWNER: CARS MTI-1, L.L.C.

MAILING ADDRESS: 8484 Westpark Drive McLean, VA 22102

PHONE: 703-394-1334 EMAIL: rpartridge@capitalautomotive.com

PROPERTY INFORMATION

STREET ADDRESS: 2750 LAURENS ROAD GREENVILLE, SC

TAX PARCEL #: 0272000100800 ACREAGE: 3.0 ZONING DESIGNATION: C-3

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE:

AUTOMOBILE SALES AND SERVICE

INSTRUCTIONS

1. The application and fee, made payable to the City of Greenville, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

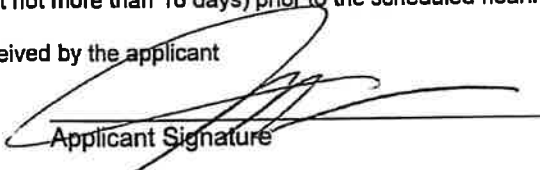
3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

☒ 'Public Hearing' signs are acknowledged as received by the applicant


Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.


5-24-2021

CARS MTI-1 L.L.C.
a Delaware limited liability company

By: CAPITAL AUTOMOTIVE L.P.,
a Delaware limited partnership
its Administrative Member

By: Capital Automotive LLC
a Delaware limited liability company
its General Partner

By: Capital Automotive Real Estate Services, Inc.
a Delaware corporation
its Authorized Agent


APPLICANT / REPRESENTATIVE SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE

Revised 7/24/15

By: 
Name: Stephanie M. Rochel
Title: SVP & Secretary

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

SEE ATTACHED

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

SEE ATTACHED

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

SEE ATTACHED

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APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

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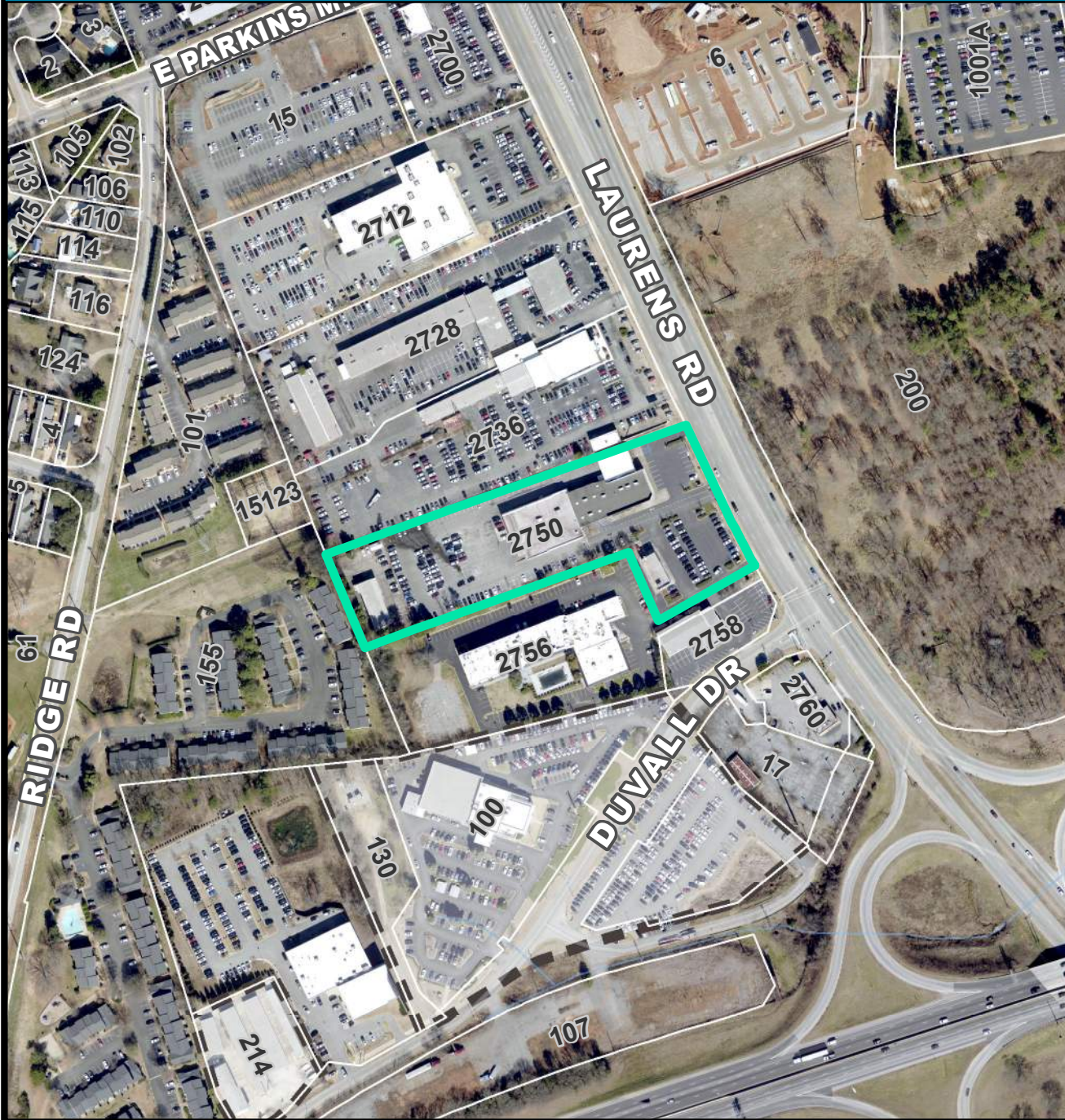
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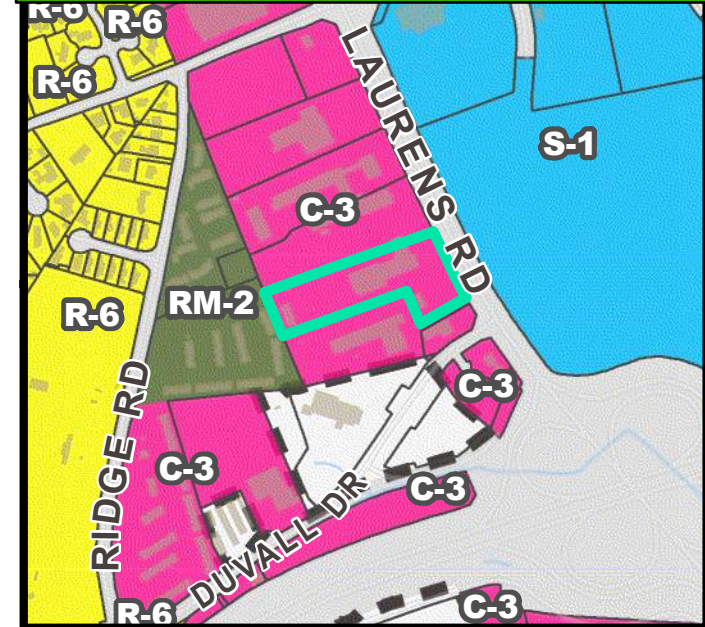
SEE ATTACHED

S 21-455 • 2750 LAURENS RD.

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

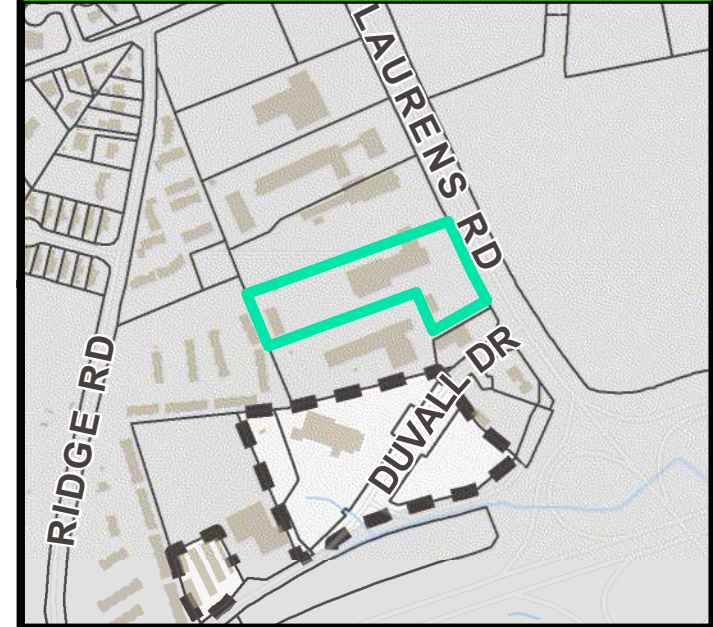


S 21-455 • 2750 LAURENS RD.

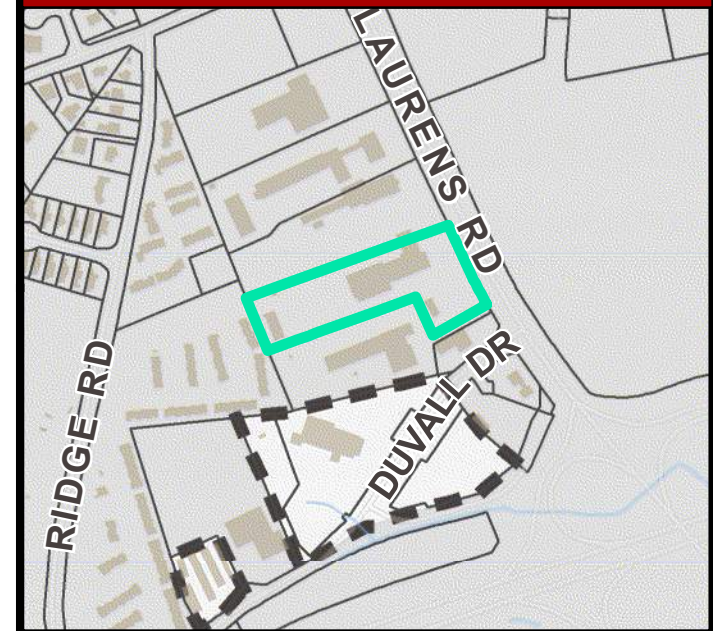
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1) STANDARDS – SPECIAL EXCEPTION**

1. The special exception request is consistent with the Comprehensive Plan in that it encompasses some of the principals within the Comprehensive Plan including the following.
 - A. Encourage redevelopment and infill for commercial corridors
 - B. Attract high-tech business
 - C. Increase employment opportunities.

This special exception request will accomplish the occupancy of a 30,000 square foot vacant site, further economic growth and job creation within the city, while at the same time maintaining and enhancing the character and business environment of the surrounding neighborhood. Projected annual gross sales of \$10,900,000 during the first full year of operation and, twenty (20) new jobs with an average annual compensation in excess of \$50,000 will not only create additional business license income for the city but will also generate additional economic spending.

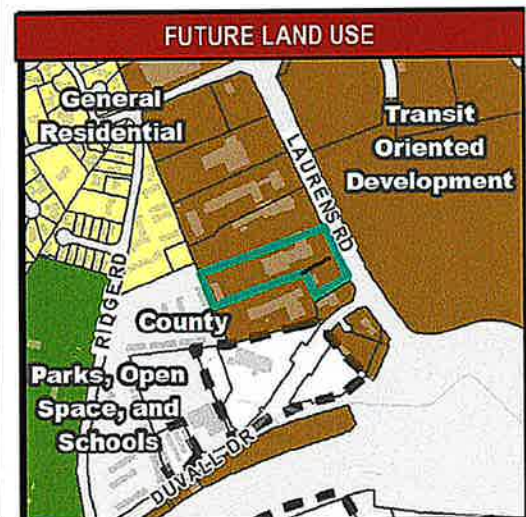
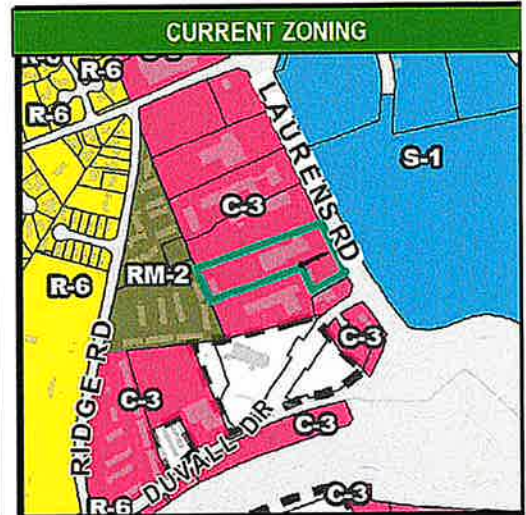
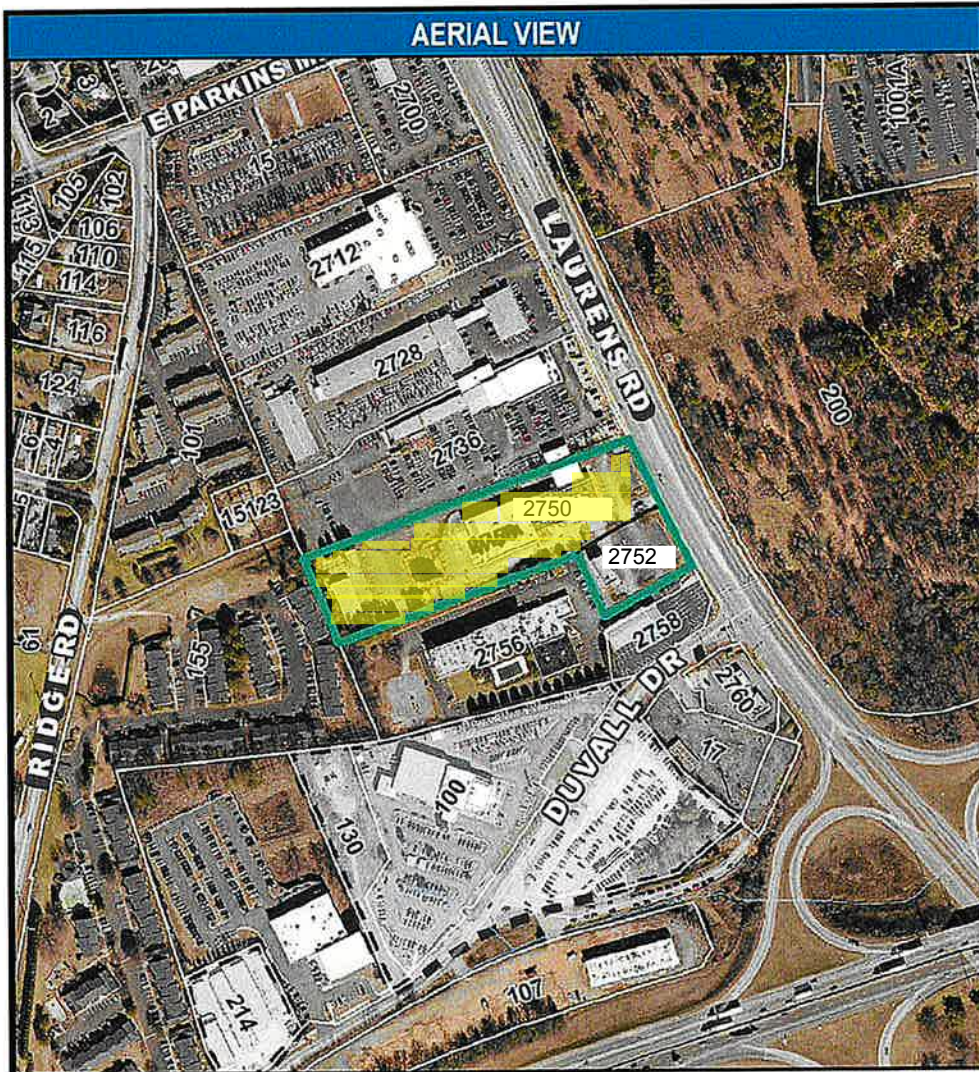
2. The business will operate in the vehicle sales and service industry. In this regard, the following use specific standards will be addressed.
 - A. No vehicles will be displayed in any landscaped area, right-of-way, or in any location that will obstruct visibility in site triangles for streets or driveways.
 - B. Any vehicles not displayed for sale, automotive parts, discarded parts, and other similar materials will be stored in the shop area, either in an enclosed building or outdoors in a screened area that complies with requirements set forth in subsection 19-6.2.5.
 - C. This site complies with the minimum site size for the intended use of vehicle sales of two (2) acres. The subject site size is approximately 3.0 acres.
 - D. This site is developed with one (1) approximately 27,250 square foot building consisting of a showroom, offices, and shop. Additionally, there is a 3,000 square foot garage building on the rear of the site that will be used for detail, make ready, and clean up.
 - E. Vehicles displayed for sale will not be located within any required setback, landscaped area, or required parking spaces.
 - F. All vehicles displayed for sale will be at grade on the lot. In this regard, no vehicle displayed for sale will be elevated more than two feet above grade.
 - G. All vehicles displayed for sale or otherwise will be located on a paved surface.
 - H. All display vehicles will be arranged in an orderly fashion so as not to obstruct pedestrian or vehicle maneuvering.
 - I. No vehicles will be displayed on the top of the building.
 - J. This location will have no junked or salvage vehicles. All automobiles for sale will be maintained according to "front line ready" Company standards which well exceed the minimum requirement for being in running condition.
 - K. All automobile repair and service work will take place entirely within the enclosed shop. Service bay/garage doors will not face any public right-of-way or residential district.
 - L. The public address system will not be audible off site.
 - M. Refuse/recycling container(s) will be located on the rear of the property and will be fully screened from public view as required by city standards.

- N. Any parking lot lighting within 100 feet of any adjacent residential parcels will be extinguished by 9PM which is one hour after closing. The only exception will be minimum lighting necessary for safety and security, which will be the security lights located on the building. We do not believe that there are any residential properties adjacent to the subject site.
3. The subject property is located at 2750 Laurens Road in a commercial district known as the "motor mile". Currently, properties adjacent to the site include automotive sales and service and a hotel. As such, the proposed use is compatible with the character of the surrounding properties which is mainly automobile dealerships, which dominate the adjacent section of Laurens Road.
 4. This request will have absolutely no adverse impact on adjacent lands (automobile sales and service and a hotel.) visual or otherwise, including service delivery, parking and loading, odor, noise, glare, vibration, etc. Occupancy of this vacant site will actually have a positive impact on adjacent lands.

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2) STANDARDS-CHANGE IN NON-CONFORMING USE**

1. The subject site is zoned C-3 Regional Commercial District which accommodates distinct retail uses, as well as light manufacturing. Residential use may also be allowed. The property was previously used for automotive sales and service. The property is currently improved with a vacant automotive sales and service facility. The property will be occupied with an automobile dealership, which is certainly in character with the use of surrounding properties.
2. The proposed use of the subject site will be the same (automobile sales and service) as the vast majority of the surrounding properties, as well as those in the immediate and general neighborhood area. As such, the proposed use of the subject site will be more user friendly to the neighboring property than other allowable uses, such as light manufacturing, which could create noise, odor, and other issues for the neighboring properties.
3. Adequate infrastructure capacity is available to serve the proposed use.
4. The proposed use should be allowed in both C-2 and C-3 districts.

THIS APPLICATION IS FOR 2750 LAURENS ROAD INCLUDES THE LARGE BUILDING AND THE SMALL BUILDING BEHIND IT ONLY

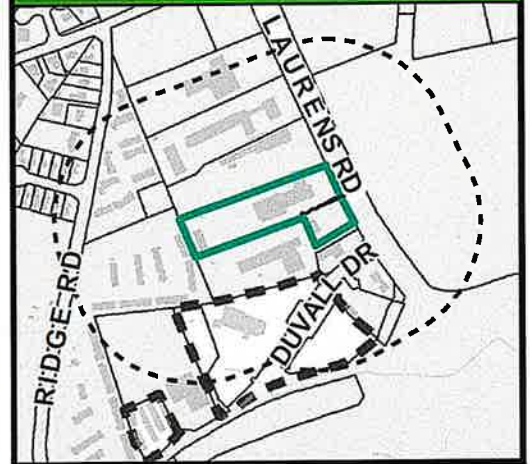


S 19-636 • 2750 LAURENS RD.

NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



3/1





